



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer Meeting

Monday, November 22, 2010

5:45 PM

Caucus Rooms, City Hall

Carmel, Indiana

Present: Leo Dierckman, Hearing Officer
Connie Tingley, Recording Secretary

Staff Members in attendance:
Angie Conn, Planning Administrator
Mike Hollibaugh, Director Dept. of Community Services

Legal Counsel:
John Molitor

Public Hearings:

- College Park Church parking expansion**
The applicant seeks the following development standards variance approval for a gravel parking expansion and to have a maximum 65% lot cover:
Docket No. 10110003 V: Ordinance Chptrs 27.03 & 5.04.03F: gravel parking area
The site is located at 2606 W. 96th Street on 32 acres and is zoned S1/Single-Family Residential. Filed by Gregory Cafouros of Kroger Gardis & Regas, LLP for College Park Church, Inc.

Present for Petitioner:

Jeffrey Logston, Kroger, Gardis, & Regas, LLP; **Bruce Smith**, College Park Church; **Dave Sexton**, Schneider Engineering; **Jim Smith**, Aspen Group

- Substantial growth of church
- Need up to maximum 65 % lot coverage for parking
- Currently 50% parking coverage, per previous approval
- Current 200 stall overflow parking lot
- Need additional 180 overflow lot
- Both maintained as gravel for budgetary reasons
- Have not received comments from neighbors
- Shared pictorial/panorama view
- Blocked by foliage, natural landscaping barrier
- Practical difficulty: the church would not be able to service membership as the church continues to grow

Public Hearing closed

Department Report:

Angie Conn

- 2009 Special Use Amend and Development Standards Variance for growth and lot coverage
- This variance falls in line with that request
- Gravel parking help with water filtration
- Back from streets, out of sight, not detrimental

Department recommended positive consideration

Action: Mr. Dierckman APPROVED Docket No. 10110003 V, College Park Church, gravel parking expansion area and maximum 65% lot cover.

2. CW Weidlers Addition, Lots 16-17: Garriott Residence (645 1st Ave NE)

The applicant seeks the following development standards variance approval:

Docket No. 10110004 V: Ordinance Chptr 23D.03.C.3.c (iii): Exceeding maximum 90-ft lot width

The site is zoned R-3/Residence, within the Character subarea of the Old Town District Overlay Zone.

Filed by Justin Moffett of The Old Town Design Group for Brian & Jean Garriott, owners.

Present for Petitioner:

Justin Moffett, Old Town Design Group

- Demolished existing home
- Comprises two lots
- New house conforming within Old Town Overlay guidelines
- Need one lot so house can be built over existing lot lines

Comments:

William Sanders, Jr., 720 First Avenue NE

- New house will preserve character and density of Old Town
- Keep existing curb cut to not impact neighbors
- Prevent division back to two lots
- In favor of keeping existing density of Old Town
- In favor replacing house with new house

Rebuttal:

Justin Moffett

- Preserved existing curb cut in demolition
- Underlying zoning ordinance is 50-foot width per lot
- Can't foresee re-platting into two lots
- Any change would require notification

Department Report:

Angie Conn

- Replacing one house with another
- New house meets requirements of Old Town Overlay

Department recommended positive consideration

Discussion:

- House has not been designed
 - 12-foot curb cut might move to opposite side of lot
 - Currently next to neighbor's driveway (hardscape to hardscape)
 - Opposite side would be next to side yard setback; across street from a driveway
 - Might look better on other side of lot
- Needs site design review which would make a recommendation on site design

Action: Mr. Dierckman APPROVED Docket No. 10110004 V, CW Weidlers Addition, Lots 16-17: Garriott Residence (645 First Avenue NE), exceeding maximum 90-foot lot width.

3. **WITHDRAWN: Village of West Clay, Sec 6001, Blk L, lot 1086 – Model Home Permit Extension**
The applicant seeks the following development standards variance approval in order to extend the time limit of a model home permit: Docket No. 10100005 V – Zoning Ordinance Chptr 25.16: Model home permit to exceed 36 months. The site is located at 12816 Ashworth St. It is zoned PUD/Planned Unit Development. Filed by Andrea Hastings-Andrews of Beazer Homes.

Adjournment:

The Hearing Officer adjourned the meeting at 5:56 PM.

Approved this 25 day of January 2011.


Hearing Officer – Leo Dierckman


Secretary – Connie Tingley